

Elements of the Property, except as authorized by the Board of Directors and approved by not less than a majority of the Unit Co-owners; provided that no alterations or additions which prejudice the right of any Unit Owner to the full use and enjoyment of his Unit shall be made without his consent. The cost of the foregoing shall be assessed as common expenses. Where any alteration or additions to the General Common Elements are made exclusively or substantially exclusively for the benefit of the Unit Co-owner(s) requesting same, then the cost of such alterations or additions shall be assessed against and collected solely from such Unit Co-owner(s), and the assessment shall be levied in such proportion as may be determined to be fair and equitable by the Board of Directors.

X.

MAINTENANCE AND REPAIR OF EACH UNIT

Section 1.

Responsibility. Each Unit Co-owner agrees as follows:

A. To maintain in good condition and repair his Unit and all interior surfaces within or surrounding his Unit (such as the surfaces of the walls, ceilings and floors) whether or not part of the Unit or General Common Elements, and the entire interior of his Unit, and to maintain and repair the fixtures and equipment located within or exclusively serving his Unit, which include but are not limited to the following, where applicable: air-conditioning and heating unit, including any air-conditioning condenser unit which may be outside the Unit, refrigerators, stoves, fans, hot-water heaters, dishwashers, and other appliances, drains, plumbing fixtures and connections, sinks, all plumbing and water lines within or surrounding the Unit, electric panels and wiring, electric outlets and fixtures within or surrounding the Unit, doors, windows, screening and glass. Each Owner shall pay for such utilities as are separately metered to his Unit. Where an Unit is carpeted, the cost of replacing carpeting shall be borne by the Owner of said Unit. The Owner shall pay for the maintenance and painting of any deck, balcony, or patio

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